



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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Case:	TA2015004 – Accessory Recreational Structures
Meeting Date:	March 24, 2016
Agenda Item:	2
Supervisor District:	All
Applicant:	Commission-initiated
Request:	Text Amendment to the Maricopa County Zoning Ordinance, Articles 501.2 & 601.2 regarding accessory recreational structures
Support/Opposition:	None known
Recommendation:	Approval

### Discussion:

This is a text amendment to Articles 501.2 & 601.2 of the Maricopa County Zoning Ordinance in regard to accessory recreational structures in the Rural and Single-Family Residential zoning districts. TA2015004 will lessen regulatory burden by increasing the maximum height of accessory recreational structures and clarifying that both tennis courts and other accessory recreational structures are permitted. Proposed verbatim language is (added language underscored, deleted language struck-through):

**ARTICLE 501.2. USE REGULATIONS:** A building or premises shall be used only for the following purposes:

15. Accessory buildings and uses customarily incidental to the above uses, including:

c. Private tennis court or private outdoor recreational structures, provided that such court or structure is not constructed within **20 feet** of any adjoining property under ~~other separate~~ ownership, and provided that tennis court fences or walls or recreational structures shall not exceed ~~12~~ **14 feet** in height.

e. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property and shielded so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.

**ARTICLE 601.2. USE REGULATIONS:** A building or premises shall be used only for the following purposes:

11. Accessory buildings and uses customarily incidental to the above uses, including:

c. Private tennis court or private outdoor recreational structures, provided that such court or structure is not constructed within **20 feet** of any adjoining property under ~~other separate~~ ownership, and provided that tennis court fences or walls or recreational structures shall not exceed ~~12 14~~ **20 feet** in height.

e. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property and shielded so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on January 22, 2016. The Commission initiated this text amendment on February 18, 2016. Staff has not received support of opposition via EROP.

This item is tentatively scheduled for the April 20, 2016 public hearing before the Maricopa County Board of Supervisors (BOS). The ordinance/amendments will take effect 30 days after BOS adoption/approval.

#### **Recommendation:**

Staff recommends the Commission recommend **approval** of **TA2015004**, as presented, to the BOS.

Prepared by: Derek Scheerer, Planner and Darren V. Gerard, AICP, Deputy Director  
Reviewed by: Matthew Holm, AICP, Planning Supervisor  
Attachments: 02/18/16 ZIPPOR packet (3 pages)